



## **Financial Report Package**

**06/01/2020 to 06/30/2020**

**Prepared for**

**Creekside Crossing Homeowners Association**

Not Audited, Reviewed or Compiled.

No Assurance Provided-For Internal Purposes Only

Omits the Statement of Cash Flows and all Required Disclosures and Supplemental Information on Future Major Repairs and Replacements

CINCSystems, Inc. Copyright 2020. All rights reserved.



**Balance Sheet**  
 Creekside Crossing Homeowners Association  
 End Date: 06/30/2020

Date: 7/8/2020  
 Time: 12:46 pm  
 Page: 1

(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
<b>Assets</b>			
<b>CASH-OPERATING</b>			
Barrington Bank - Operating Account #4417	\$143,721.97	\$0.00	\$143,721.97
<b>TOTAL CASH-OPERATING</b>	<b>\$143,721.97</b>	<b>\$0.00</b>	<b>\$143,721.97</b>
<b>CASH - RESERVES</b>			
Barrington Bank - MM #2813	0.00	115,092.19	115,092.19
Barrington Bank - Duplex MM #3152	0.00	4,950.36	4,950.36
<b>TOTAL CASH - RESERVES</b>	<b>\$0.00</b>	<b>\$120,042.55</b>	<b>\$120,042.55</b>
<b>ACCOUNTS REC - OPERATING</b>			
Homeowner Receivable	16,391.99	0.00	16,391.99
<b>TOTAL ACCOUNTS REC - OPERATING</b>	<b>\$16,391.99</b>	<b>\$0.00</b>	<b>\$16,391.99</b>
<b>ACCOUNTS REC - RESERVES</b>			
Due from Operating Fund	0.00	30,243.02	30,243.02
<b>TOTAL ACCOUNTS REC - RESERVES</b>	<b>\$0.00</b>	<b>\$30,243.02</b>	<b>\$30,243.02</b>
<b>Total Assets</b>	<b>\$160,113.96</b>	<b>\$150,285.57</b>	<b>\$310,399.53</b>
<b>Liabilities &amp; Equity</b>			
<b>CURRENT LIABILITIES - OPERATING</b>			
Prepaid Assessments	10,127.83	0.00	10,127.83
Due to Replacement Fund	30,243.02	0.00	30,243.02
<b>TOTAL CURRENT LIABILITIES - OPERATING</b>	<b>\$40,370.85</b>	<b>\$0.00</b>	<b>\$40,370.85</b>
<b>FUND BALANCE - OPERATING</b>			
Operating Fund Balance/Prior	55,930.82	0.00	55,930.82
Initial Capital Contribution - Operating	29,968.46	0.00	29,968.46
<b>TOTAL FUND BALANCE - OPERATING</b>	<b>\$85,899.28</b>	<b>\$0.00</b>	<b>\$85,899.28</b>
<b>FUND BALANCE - RESERVE</b>			
Reserve Fund Balance/Prior	0.00	112,459.81	112,459.81
Current Year Actual Reserve Funding	0.00	7,114.98	7,114.98
Initial Capital Contribution - Reserve	0.00	18,500.00	18,500.00
Initial Capital Contribution - Duplex Reserve	0.00	11,343.02	11,343.02
<b>TOTAL FUND BALANCE - RESERVE</b>	<b>\$0.00</b>	<b>\$149,417.81</b>	<b>\$149,417.81</b>
Net Income Gain/Loss	0.00	867.76	867.76
Net Income Gain/Loss	33,843.83	0.00	33,843.83
<b>Total Liabilities &amp; Equity</b>	<b>\$160,113.96</b>	<b>\$150,285.57</b>	<b>\$310,399.53</b>

Not Audited, Reviewed or Compiled.

No Assurance Provided-For Internal Purposes Only

Omits the Statement of Cash Flows and all Required Disclosures and Supplemental Information on Future Major Repairs and Replacements



**Income Statement**  
 Creekside Crossing Homeowners Association  
 6/1/2020 - 6/30/2020

Date: 7/8/2020  
 Time: 12:46 pm  
 Page: 1

(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>INCOME ASSESSMENTS OPERATING</b>							
4010-00 Operating Assessments	\$15,261.46	\$14,411.98	\$849.48	\$90,583.25	\$86,471.88	\$4,111.37	\$172,943.80
4021-00 Initial Capital Contribution - Operating	571.20	-	571.20	2,284.80	-	2,284.80	-
<b>TOTAL INCOME ASSESSMENTS OPERATING</b>	<b>\$15,832.66</b>	<b>\$14,411.98</b>	<b>\$1,420.68</b>	<b>\$92,868.05</b>	<b>\$86,471.88</b>	<b>\$6,396.17</b>	<b>\$172,943.80</b>
<b>OTHER INCOME - OPERATING</b>							
4100-00 Late Fees	(50.00)	-	(50.00)	275.00	-	275.00	-
4102-00 Legal Reimbursements	250.00	-	250.00	3,285.95	-	3,285.95	-
4107-00 NSF Fees	35.00	-	35.00	35.00	-	35.00	-
4122-00 Delinquent Fees	150.00	-	150.00	150.00	-	150.00	-
<b>TOTAL OTHER INCOME - OPERATING</b>	<b>\$385.00</b>	<b>\$-</b>	<b>\$385.00</b>	<b>\$3,745.95</b>	<b>\$-</b>	<b>\$3,745.95</b>	<b>\$-</b>
<b>TOTAL OPERATING INCOME</b>	<b>\$16,217.66</b>	<b>\$14,411.98</b>	<b>\$1,805.68</b>	<b>\$96,614.00</b>	<b>\$86,471.88</b>	<b>\$10,142.12</b>	<b>\$172,943.80</b>
<b>OPERATING EXPENSE</b>							
<b>UTILITIES</b>							
7201-00 Electric	1,073.06	508.33	(564.73)	2,359.33	3,049.98	690.65	6,100.00
<b>TOTAL UTILITIES</b>	<b>\$1,073.06</b>	<b>\$508.33</b>	<b>(\$564.73)</b>	<b>\$2,359.33</b>	<b>\$3,049.98</b>	<b>\$690.65</b>	<b>\$6,100.00</b>
<b>GROUNDS MAINTENANCE</b>							
7800-00 Landscape Contract-HOA	2,802.00	2,802.00	-	5,604.00	8,406.00	2,802.00	19,614.00
7801-00 Landscape Additional- HOA	-	2,571.43	2,571.43	-	7,714.29	7,714.29	18,000.00
7802-00 Mulch	-	2,546.86	2,546.86	-	7,640.58	7,640.58	17,828.00
7806-00 Tree Maintenance	1,291.00	632.71	(658.29)	2,579.00	1,898.13	(680.87)	4,429.00
7810-00 Landscaping-Duplex	-	3,315.00	3,315.00	6,858.00	9,945.00	3,087.00	23,205.00
7811-00 Snow Removal - Duplex	-	-	-	13,584.00	10,393.20	(3,190.80)	17,322.00
7822-00 Detention Pond Maintenance	-	465.00	465.00	3,895.00	2,790.00	(1,105.00)	5,580.00
7823-00 Fountain Maintenance	-	285.71	285.71	-	857.13	857.13	2,000.00
7824-00 Retention Area Restoration	887.50	958.33	70.83	7,062.50	5,749.98	(1,312.52)	11,500.00
7840-00 Monument	-	83.33	83.33	-	499.98	499.98	1,000.00
7890-00 Maintenance Extras-Duplex	-	419.65	419.65	-	2,517.90	2,517.90	5,035.80
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>\$4,980.50</b>	<b>\$14,080.02</b>	<b>\$9,099.52</b>	<b>\$39,582.50</b>	<b>\$58,412.19</b>	<b>\$18,829.69</b>	<b>\$125,513.80</b>
<b>GENERAL &amp; ADMINISTRATIVE</b>							
8501-00 Office Expense	340.22	337.50	(2.72)	2,134.22	2,025.00	(109.22)	4,050.00
8502-00 Management Fees	1,100.00	1,100.00	-	6,600.00	6,600.00	-	13,200.00
8504-00 Legal Expense	1,119.50	250.00	(869.50)	4,155.45	1,500.00	(2,655.45)	3,000.00
8506-00 Accounting/Tax Preparation	-	29.17	29.17	350.00	175.02	(174.98)	350.00
8509-00 Activities Fund Expense	-	125.00	125.00	-	750.00	750.00	1,500.00
8515-00 Bank Fees - Operating	92.34	83.33	(9.01)	473.69	499.98	26.29	1,000.00
<b>TOTAL GENERAL &amp; ADMINISTRATIVE</b>	<b>\$2,652.06</b>	<b>\$1,925.00</b>	<b>(\$727.06)</b>	<b>\$13,713.36</b>	<b>\$11,550.00</b>	<b>(\$2,163.36)</b>	<b>\$23,100.00</b>
<b>INSURANCE</b>							
8600-00 Insurance Expense	-	333.33	333.33	-	1,999.98	1,999.98	4,000.00
<b>TOTAL INSURANCE</b>	<b>\$-</b>	<b>\$333.33</b>	<b>\$333.33</b>	<b>\$-</b>	<b>\$1,999.98</b>	<b>\$1,999.98</b>	<b>\$4,000.00</b>
<b>RESERVE TRANSFERS</b>							
9000-00 Transfers to Reserve Fund	1,185.83	1,185.83	-	7,114.98	7,114.98	-	14,230.00
<b>TOTAL RESERVE TRANSFERS</b>	<b>\$1,185.83</b>	<b>\$1,185.83</b>	<b>\$-</b>	<b>\$7,114.98</b>	<b>\$7,114.98</b>	<b>\$-</b>	<b>\$14,230.00</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>\$9,891.45</b>	<b>\$18,032.51</b>	<b>\$8,141.06</b>	<b>\$62,770.17</b>	<b>\$82,127.13</b>	<b>\$19,356.96</b>	<b>\$172,943.80</b>

Not Audited, Reviewed or Compiled.

No Assurance Provided-For Internal Purposes Only

Omits the Statement of Cash Flows and all Required Disclosures and Supplemental Information on Future Major Repairs and Replacements



**Income Statement**  
 Creekside Crossing Homeowners Association  
 6/1/2020 - 6/30/2020

Date: 7/8/2020  
 Time: 12:46 pm  
 Page: 2

(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Net Income:	<u>\$6,326.21</u>	<u>(\$3,620.53)</u>	<u>\$9,946.74</u>	<u>\$33,843.83</u>	<u>\$4,344.75</u>	<u>\$29,499.08</u>	<u>\$0.00</u>

Not Audited, Reviewed or Compiled.  
 No Assurance Provided-For Internal Purposes Only  
 Omits the Statement of Cash Flows and all Required Disclosures and Supplemental Information on Future Major Repairs and Replacements